

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 5

Property ID: R83133

Property Information

property address: 720 N TEXAS AVE
legal description: CITY OF BRYAN, BLOCK 32, LOT 49' OF 8, ALL 9 & 10 AND ADJ 10' OF ALLEY
owner name/address: GATHRIGHT, CZELL
12621 S HOOVER ST
LOS ANGELES, CA 90044-3837
full business name: Gath's Wholesale Elec. Co.
land use category: VACANT type of business:
current zoning: C2 occupancy status: VACANT
lot area (square feet): 18625 frontage along Texas Avenue (feet): 125
lot depth (feet): 150 sq. footage of building: 2848
property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☒ min. lot width standards

Improvements

of buildings: 1 building height (feet): 18 # of stories: 1
type of buildings (specify): concrete & stone
building/site condition: 2

buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify)

fr=36 / str side=62 / pwy side=24 / rear=37

approximate construction date: 1984 accessible to the public: ☐ yes ☒ no
possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no
other improvements: ☒ yes ☐ no (specify) pipe-fence gates, CMU walls
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no ☐ dilapidated ☒ abandoned ☐ in-use
of signs: 1 type/material of sign: plastic
overall condition (specify): fair
removal of any dilapidated signs suggested? ☐ yes ☒ no (specify)

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☐ yes ☒ no # of available off-street spaces: 18
lot type: ☐ asphalt ☒ concrete ☐ other
space sizes: sufficient off-street parking for existing land use: ☐ yes ☒ no N/A
overall condition: slabs are good, but weeds inbetween
end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue

how many: 2 curb types: ☒ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☒ yes ☐ no
if yes, which ones: either

meet adjacent separation requirements: ☐ yes ☒ no meet opposite separation requirements: ☐ yes ☒ no

Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: minimal shrubs

Outside Storage

☐ yes ☐ no (specify) unknown - wall too high
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☐ no are dumpsters enclosed: ☐ yes ☐ no unknown

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? N/A ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:
